

LEAD SAFE HOUSING PROGRAM

Guidelines

Revised 1-06-06

Purpose

The purpose of the Lead Safe Housing Program is to remove lead-based paint hazards that constitute an imminent health threat in homes built prior to 1978 and to protect young children from lead poisoning. The Lead Safe Housing Program provides grants to both homeowners and rental property owners who meet eligibility requirements as prescribed by the Department of Housing and Urban Development's (HUD's) Lead Hazard Control Program.

Homeowner Eligibility

In order to receive assistance under this program, homeowners must meet each of the following requirements:

- (1). The recipient must be an owner occupant of a one-family residential structure within the City limits of Greensboro.
- (2). The residential structure receiving assistance was built prior to 1978 and contains lead-based paint hazards as identified by a state certified lead risk assessor after conducting a lead inspection and risk assessment.
- (3). The total household income for all occupants in the home does not exceed 80 percent of the median income, adjusted for family sizes and persons, as defined and provided to the City, from time to time by the Department of Housing and Urban Development. These income ceilings are set by HUD to define "low to moderate" income families and persons.
- (4). The household must have a child under the age of 6 that meets the EPA or HUD definition of child occupation. This rule may be waived as determined by lead grant program staff in accordance with lead grant program guidelines.
- (5). The homeowner agrees to correct any other non-lead housing condition(s), which constitute an imminent threat to health and/or safety (Appendix A).

Rental Property Owner Eligibility

In order to receive assistance under this program, rental property owners must meet each of the following requirements:

- (1). The recipient must be an owner of single-family residential structure(s) or multi-family residential structure(s) within the City limits of Greensboro.

- (2). The residential structure receiving assistance was built prior to 1978 and contains lead-based paint hazards as identified by a state certified lead risk assessor after conducting a lead inspection and risk assessment.
- (3). The total household income for all tenants in at least one-half of all assisted housing units does not exceed 50 percent of the median income, adjusted for family sizes and persons, as defined and provided to the City, from time to time by the Department of Housing and Urban Development and the remaining assisted housing units does not exceed 80 percent of the median income, adjusted for family sizes and persons, as defined and provided to the City, from time to time by the Department of Housing and Urban Development. These income ceilings are set by HUD to define “very low” income families and persons and “low to moderate” income families and persons.
- (4). If the rental property housing unit(s) receiving assistance under this program is vacant or becomes vacant not for less than three years following the completion of lead remediation or abatement activities, the rental property owner 1) Must rent to families at or below 80% of the area median income (except for multi-family buildings with five or more units may have 20 percent of the units occupied by families with incomes above 80 percent of the area median income level) and 2) Shall give priority in renting units assisted under the lead program to families with children under the age of six.
- (5). The rental property owner agrees to correct any other non-lead housing condition(s), which constitute an imminent threat to health and/or safety (Appendix A).

Eligible Costs

Eligible costs are those costs directly related to the correction and/or abatement of lead-based paint hazards. The costs to repair or correct housing conditions that are causing or creating lead-based paint hazards are also eligible. Lead grants are limited to a maximum of \$35,000 per eligible residential housing unit funded by the Lead Grant (\$20,000), Lead CDBG (\$10,000), and Lead Target Neighborhood (\$5,000) if applicable. Lead remediation work write-ups greater than \$35,000 per housing unit will be reviewed by the Lead and Rehabilitation Teams on a case-by case basis with factors such as Federal unit goal performance, funding availability, extent of identified lead hazards, Historical considerations, and lead remediation options guiding project funding decisions. Large homes over 2400 sq. ft. designated as Historic or significant contributing structures that are located in target areas may be eligible for additional funding of \$10,000 from Lead Grant and \$5,000 from Lead CBDG funds.

In large lead hazard remediation projects, property owners may have the option to:

- a.) Share lead hazard remediation costs through other programs or personal resources.
- b.) Withdraw from the program if cost sharing is not possible and lead remediation with lead grant funding alone is determined to be cost prohibitive.

Grant Terms

The terms and limitations of the grant are:

- (1). Each residential structure will be eligible for only one Lead Safe Housing Program grant over the life of the structure.
- (2). The maximum income ceiling for qualification under the Lead Safe Housing Program grant shall not exceed 80 percent of the median income, adjusted for family sizes and persons, as defined and provided to the City from time to time by the Department of Housing and Urban Development. These income ceilings are set by HUD to define “low to moderate” income families and persons.
- (3). Eligible costs are those costs directly related to the correction and/or abatement of lead-based paint hazards. The costs to repair or correct housing conditions that are causing or creating lead-based paint hazards are also eligible. Lead grants are limited to a maximum of \$35,000 per eligible residential housing unit funded by the Lead Grant (\$20,000), Lead CDBG (\$10,000), and Lead Target Neighborhood (\$5,000) if applicable. Lead remediation work write-ups greater than \$35,000 per housing unit will be reviewed by the Lead and Rehabilitation Teams on a case-by case basis with factors such as Federal unit goal performance, funding availability, extent of identified lead hazards, Historical considerations, and lead remediation options guiding project funding decisions. Large homes over 2400 sq. ft. designated as Historic or significant contributing structures that are located in target areas may be eligible for additional funding of \$10,000 from Lead Grant and \$5,000 from Lead CBDG funds.

In large lead hazard projects, property owners may have the option to:

- a.) Share lead hazard remediation costs through other programs or personal resources.
 - b.) Withdraw from the program if cost sharing is not possible and lead remediation with lead grant funding alone is determined to be cost prohibitive.
- (4). The Lead Safe Housing Program grants will not be repayable and will not constitute any claim upon the property owner.

Emergency Repair Program

Homeowner lead program participants who have any other non-lead housing condition(s) which constitute an imminent threat to health and/or safety (Appendix A) will be considered for the City’s Emergency Repair Program. Award of emergency repair assistance is dependent on emergency repair program guidelines and eligibility, and funding availability. Emergency Repair program assistance is not available to rental property owners.

Rehabilitation Programs

If a lead program participant wishes to have additional work done to their residential structure or rental property after or during lead-hazard remediation and/or abatement, they may request to be put on the appropriate Rehabilitation Program list to be processed. Once on the Rehabilitation Program list, eligibility will be determined through the applicable Rehabilitation Program guidelines and rehabilitation application processes. Award of rehabilitation assistance is dependent on applicable rehabilitation program guidelines and eligibility, and funding availability.

Appendix A

Housing conditions, which constitute an imminent threat to the health and/or safety of residents, include, but shall not be limited to the following:

- (1). The repair or replacement of an electrical system that has been determined to be a serious fire hazard or an electrical shock hazard.
- (2). The repair of a heating system or space heater, or replacement of a heating system or space heater that is not repairable and has been determined to be a hazard or will not operate.
- (3). Correction of roof leak including, flashing, damaged sheathing, rafters, areas of deteriorated roofing, or replacement of entire roof system as determined by the rehabilitation specialist. Repairs will be made to existing systems if determined feasible.
- (4). The replacement of dilapidated steps, landings and/or porches, and handrails/guardrails, if condition significantly increases possibility of injury or eliminates a means of egress.
- (5). The replacement of sewer line under structure or from house to street if waste is being emitted creating a health hazard, or water lines that are leaking or badly corroding and the rehabilitation specialist determines that the condition could effect structural components, or health and safety of occupant.
- (6). The repair, replacement or additional support of a floor system that has been determined structurally deficient as determined by the rehabilitation specialist or other city inspectors. If the condition of the floor covering is such that an eminent safety hazard exists, the rehabilitation specialist may recommend repair, or replacement.
- (7). Repair or replacement of foundation wall or crawl space piers when condition renders structure unsafe.
- (8). Handicap accessibility items as determined eligible under Housing Rehabilitation and Housing Repair Program guidelines, II, pages 6-7, Items 1-4. If structure requires additional rehabilitation, the accessibility issues must be met under Housing Rehabilitation Program.

- (10). Surface water that infiltrates the envelope of the home and could effect the structural integrity of the building or cause health and safety concerns for the occupants.
- (11). Any condition as determined by rehab staff and applicable city inspections personnel which renders a structure and property conditions dangerous or injurious to the health or safety of the occupants
- (12). Any window or door condition that may constitute an imminent threat to health and safety of the occupant.

Conditions that do not constitute a threat to the health and/or safety of the occupants of a structure, but shall not be limited to:

- (1). Storm windows and doors (Unless the condition may constitute an imminent threat to health and safety of the occupant).
- (2). Insulation, unless it can be shown that the lack of insulation would cause a threat to the health or safety of the occupant.
- (3). Interior and/or exterior painting.
- (4). Dripping plumbing fixtures.
- (5). Aluminum siding or vinyl siding.
- (6). Cracked window or door glass unless it causes a threat to the health or safety of the occupant.
- (7). Gutters and downspouts.
- (8). Replacement of furnaces that are repairable.
- (9). Air conditioning.
- (10). Soiled or deteriorated floor coverings.
- (11). Site improvements, unless a handicap accessibility item addressed in the Rehabilitation Program Guidelines, Part II, pages 6-7, and items 1-4.
- (12). Any additional item that would be considered a cosmetic repair, or a repair that would no add to the structural integrity of the building or that is not addressing a health and/or safety hazard as determined by rehabilitation staff or city inspections personnel.